

Good Morning Mayor Guthrie , Councillors and City Staff.

I am writing today in support of Fusion Homes at 328 Victoria Road S and 588 Stone E, re OP and Zoning amendments.

GCAT advocates for sustainable development and safer , enjoyable well connected Active Transportation infrastructure to places of work and schools in our **existing** and **new communities**. I have personally delegated for developments such as the Alice block because of its good land use planning that encourages Active transportation.

However the Fusion GID development **vision excites me even more because it offers a once in a lifetime opportunity for a truly walkable City within a City that connects people and places both within the development and to the greater City Guelph- due to its unique location.**

The Official Plan's vision is to plan and design an increasingly sustainable City as Guelph grows.

Quote from the City Newsroom Aug 28

“We’re really excited about this new development and what it means for our community, so we’re eager to get this right,” says Krista Walkey, General Manager of Planning & Building Services. “This decision goes beyond land use. It’s about shaping the kinds of lives possible for the people who come after us. Neighbourhoods become our homes; they’re the places we raise kids, build friendships and find joy and **connection**. We need to carefully consider how the Guelph Innovation District is planned to ensure it becomes a neighbourhood that supports that kind of life for decades to come.”

I agree, and believe that Fusion homes **vision** of a walkable mixed use neighbourhood offers us this opportunity to build a **community** that we probably wish **our** neighborhood was like. We love how Fusion has built Active transportation throughout their design. The linear parks along with covered and uncovered cut throughs, and mid

block street crossings , are a brilliant way to encourage AT by making the journey, direct, safer and calmer- but just as important, more enjoyable to the point where it's a more attractive way to get to your destination rather than driving. The linear parks offer tree shade and programming opportunities for many activities but most of all provides opportunities to quietly **connect** with our neighbours and the greater community.

I have had some of the best conversations with strangers that started with “**a good morning** “ as I passed them on our all season maintained DOWNTOWN Active transportation Network rail trail- which brings us to my next point -**connectivity** between the GID to other neighbourhoods and our downtown- which I have delegated on several times. The beauty of a rail trail extension of the downtown trail adjacent to the same city owned GJR railway is a more direct ,mostly flat protected bikeway to and from the GID to Downtown and Regional and local transit . We have met with Fusion several times on our plans which include several route options - and they want us to continue meeting with their planners and consultants and possibly incorporate our plans into future submissions.

The Ward to Downtown bridge along with the proposed amazing linear Park trail beside the new Woods 2 development will be the gateway to the extension and a continuation of what I consider a linear parkway to the GID.

Recently Barcelona, Spain, was faced with traffic congestion and air pollution. Their City planners have created **SUPERBLOCKS** where walking and cycling have returned the city streets to the people instead of cars. They are very similar to the linear parks proposed by Fusion.

My daily commute allows me at least 2 options to get to downtown but I will always choose the downtown trail which is lined with trees, pollinator plantings and runs adjacent to a small community park versus the on-street bike lanes or even quiet city streets - because it is the most pleasant and safest route.

This development will invite residents of DT and other neighborhoods to visit the GID and visa versa.

This is the most exciting opportunity we have to finally realize a minimum grid of connected and protected and enjoyable bikeways to and from this **City within a City**. This will kickstart a real **mode share shift** to alternative, and affordable mobility options.

Health , clean air, carbon reduction and economic development are the benefits.

Now, wouldn't it be amazing to **also** have a direct LRT type of service along the same underutilized railway?

This IS A ONCE IN A LIFETIME OPPORTUNITY TO BUILD A REAL **LIVABLE COMMUNITY** THAT OTHER DEVELOPMENTS WILL **COPY- BECAUSE OF ITS SUCCESS.**

Thanks
Mike Darmon
GCAT Advocacy Co Chair